This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 785987 DEEDQC
01/10/2022 02:18:27 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220110-0002817

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
BORDEAUX VENTURES, LLC 2616 Carter Avenue, Nashville, TN 37206	BORDEAUX VENTURES, LLC 2616 Carter Avenue, Nashville, TN 37206	Parcel Nos. 06900024100; 06900024200; 06900024300; 06900024400; 06900024500; 06900024600; 06900024700; 06900024800; 06900024900; 06900025000; 06900025100; 06900008000; 06900008100; 080000002200; 08000002700; 08000002800; 08000002900; 08000005300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WILDFLOWER PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **BORDEAUX VENTURES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of Dec, 2021.

GRANTOR:

WILDFLOWER PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Michael Matthews
Its: Authorized Representative

STATE OF TN §
§
COUNTY OF Davidson §

PERSONALLY APPEARED BEFORE ME, Tyler Herman, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Michael Matthews, the Authorized Representative of Wildflower Partners, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Wildflower Partners, LLC, a Tennessee limited liability company, the within-named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his/her name as Authorized Representative of Wildflower Partners, LLC, a Tennessee limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this 29 day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

(NOTARY SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

AFFIDAVIT OF VALUE

I, John Greaves, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 29 day of Dec, 2021

Affiant

Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

EXHIBIT "A"

Legal Description

Portion of Wildflower Partners, LLC Property

Tract 1

Being a portion of parcels of property located in the 1st Councilmatic District of Davidson County TN, generally described as bounded by Whites creek to the West, State of TN & Metro Nashville to the North & Metro Nashville to the South, being more particularly described as follows:

BEGINNING at a point located in the center of Whites Creek at the corner of the State of Tennessee Property as of record in Deed Book 447, Page 477, R.O.D.C.TN., said point having TN state Plane coordinates of N:678748.8663 & E:1717021.3951;

THENCE, leaving said creek, following said State of Tennessee Property & Property condemned by Metro Government of Nashville & Davidson County as of record in Instrument No. 20120321-0023899,
South 83 degrees 38 minutes 42 seconds East, 551.46 feet to a point in the southern boundary of said Metro Nashville Property;

THENCE, leaving said Metro Government Property, on new severance lines,
South 10 degrees 36 minutes 22 seconds East, 171.45 feet to a point;
South 01 degrees 44 minutes 02 seconds East, 346.10 feet to a point;
South 05 degrees 02 minutes 13 seconds West, 290.67 feet to a point;
South 12 degrees 07 minutes 46 seconds West, 402.10 feet to a point;
South 18 degrees 26 minutes 05 seconds West, 118.56 feet to a point;
South 23 degrees 40 minutes 51 seconds West, 252.41 feet to a point;
South 21 degrees 21 minutes 40 seconds West, 134.16 feet to a point;
South 18 degrees 02 minutes 52 seconds West, 145.72 feet to a point;
South 14 degrees 35 minutes 47 seconds West, 155.93 feet to a point;
South 13 degrees 08 minutes 09 seconds West, 117.29 feet to a point;
South 15 degrees 56 minutes 09 seconds West, 306.09 feet to a point;
South 22 degrees 54 minutes 24 seconds West, 241.16 feet to a point;
South 33 degrees 32 minutes 01 seconds West, 191.65 feet to a point;
South 45 degrees 11 minutes 41 seconds West, 181.44 feet to a point;
South 52 degrees 30 minutes 53 seconds West, 140.02 feet to a point;
South 56 degrees 54 minutes 40 seconds West, 142.69 feet to a point;
South 58 degrees 07 minutes 09 seconds West, 150.63 feet to a point in the northern boundary of property conveyed to Metro Nashville as of record in Book 7783, Page 621, R.O.D.C.TN.;

THENCE, North 82 degrees 52 minutes 09 seconds West, 286.67 feet to a point in the centerline of said whites creek, said point having TN state Plane coordinates of N:675607.2685 & E:1716147.1203;

THENCE, leaving said metro parcel, following said Whites Creek,
North 61 degrees 29 minutes 38 seconds East, 398.39 feet to a point;

North 50 degrees 06 minutes 30 seconds East, 365.46 feet to a point;
North 20 degrees 03 minutes 07 seconds East, 266.27 feet to a point;
North 19 degrees 36 minutes 46 seconds West, 115.84 feet to a point;
North 67 degrees 55 minutes 13 seconds West, 153.56 feet to a point;
South 71 degrees 24 minutes 34 seconds West, 335.15 feet to a point;
North 87 degrees 37 minutes 04 seconds West, 331.88 feet to a point;
South 79 degrees 57 minutes 39 seconds West, 288.68 feet to a point;
North 59 degrees 04 minutes 00 seconds West, 260.47 feet to a point;
North 20 degrees 39 minutes 03 seconds West, 337.53 feet to a point;
North 09 degrees 28 minutes 24 seconds East, 203.29 feet to a point;
North 37 degrees 44 minutes 36 seconds East, 273.01 feet to a point;
North 53 degrees 35 minutes 52 seconds East, 245.73 feet to a point;
North 80 degrees 37 minutes 41 seconds East, 162.18 feet to a point;
South 75 degrees 37 minutes 56 seconds East, 224.66 feet to a point;
South 75 degrees 28 minutes 59 seconds East, 227.56 feet to a point;
North 72 degrees 02 minutes 33 seconds East, 135.11 feet to a point;
North 11 degrees 29 minutes 50 seconds East, 130.60 feet to a point;
North 08 degrees 09 minutes 10 seconds West, 168.35 feet to a point;
North 05 degrees 14 minutes 34 seconds East, 118.44 feet to a point;
North 37 degrees 15 minutes 40 seconds East, 164.65 feet to a point;
North 50 degrees 16 minutes 58 seconds East, 228.13 feet to a point;
North 18 degrees 12 minutes 36 seconds East, 198.69 feet to a point;
North 12 degrees 20 minutes 41 seconds East, 349.04 feet to a point;
North 13 degrees 07 minutes 30 seconds East, 264.04 feet to the point of beginning;

Containing 2,952,242.58 square feet or 67.77 Acres, more or less.

Being a portion of the same property conveyed to Wildflower Partners, LLC as of record in instrument no. 20190506-0042276, R.O.D.C.TN.

Legal Description – Tract 2

Portion of Wildflower Partners, LLC Property

Being parcel 08000002700 & portions of parcels 08000002800, 08000005300 & 06900008000 located in the 1st Council District of Davidson County TN, being more particularly described as follows:

BEGINNING at a point on the Western Right-of-way of CSX railroad (100' right-of-way) at the southeast corner of Property Conveyed to Metro Nashville Government Water & Sewer as of record in Instrument DB-00004004 0000488, Registers Office, Davidson County, Tennessee, said point having State Plane Coordinates of N:678635.09, E:1718042.91;

THENCE, leaving said Metro Property, following said CSX railroad, on a curve to the right, said curve having a radius of 1659.04 feet, a delta of 7 degrees 30 minutes 09 seconds, an arc

distance of 217.24 feet and a chord of South 3 degrees 39 minutes 34 seconds west for a distance of 217.09 feet to a point;

THENCE, leaving said Metro Property, following said CSX railroad,
South 7 degrees 24 minutes 39 seconds West, 278.75 feet to a point

THENCE, continuing with said CSX railroad, with a curve to the left, said curve having a radius of 1979.11 feet, a delta of 52 degrees 19 minutes 26 seconds, an arc distance of 1807.36 feet and a chord of South 19 degrees 20 minutes 33 seconds East for a distance of 1745.21 feet to a point;

THENCE, South 45 degrees 30 minutes 16 seconds East, 333.88 feet to an Iron Rod (new) being the northernmost point of the Bordeaux Hills subdivision, section7 as of record in Book 4175, page 113;

THENCE, leaving said CSX railroad, following said Bordeaux Hills subvdivision section 7,
South 7 degrees 09 minutes 22 seconds West, 212.74 feet to a concrete monument (old);
South 7 degrees 20 minutes 22 seconds West, 305.02 feet to an Iron Rod (new);
North 83 degrees 57 minutes 38 seconds West, 52.46 feet to a concrete monument (old);
South 14 degrees 23 minutes 22 seconds West, 159.53 feet to a concrete monument (disturbed), being the north east corner of the Bordeaux Hills subdivision, section 8 as of record in Book 3842, Page 73;

THENCE, continuing with Bordeaux hills subdivision section 8,
North 88 degrees 50 minutes 17 seconds West, 278.55 feet to an iron rod (old);
South 0 degrees 56 minutes 31 seconds West, 195.00 feet to an iron rod (new);
North 89 degrees 07 minutes 17 seconds West, 82.22 feet to an iron rod (old);
South 1 degrees 18 minutes 35 seconds West, 71.05 feet to an Iron Rod (new) being the northernmost corner of the property conveyed to Metro Davidson County as of record in Book 7783, Page 263;

THENCE, leaving said Bordeaux Hills Subdivision, following said Metro Davidson County Property,
North 82 degrees 52 minutes 09 seconds West, 1869.38 feet to a point;

THENCE, on a new severance line as follows,
North 58 degrees 07 minutes 09 seconds East, 150.63 feet to a point
North 56 degrees 54 minutes 40 seconds East, 142.69 feet to a point;
North 52 degrees 30 minutes 53 seconds East, 140.02 feet to a point;
North 45 degrees 11 minutes 41 seconds East, 181.44 feet to a point;
North 33 degrees 32 minutes 01 seconds East, 191.65 feet to a point;
North 22 degrees 54 minutes 24 seconds East, 241.16 feet to a point;
North 15 degrees 56 minutes 09 seconds East, 306.09 feet to a point;
North 13 degrees 08 minutes 09 seconds East, 117.29 feet to a point;
North 14 degrees 35 minutes 47 seconds East, 155.93 feet to a point;
North 18 degrees 02 minutes 52 seconds East, 145.72 feet to a point;
North 21 degrees 21 minutes 40 seconds East, 134.16 feet to a point;
North 23 degrees 40 minutes 51 seconds East, 252.41 feet to a point;
North 18 degrees 26 minutes 05 seconds East, 118.56 feet to a point;
North 12 degrees 07 minutes 46 seconds East, 402.10 feet to a point;

North 5 degrees 02 minutes 13 seconds East, 290.67 feet to a point;
North 1 degrees 44 minutes 02 seconds West, 346.10 feet to a point;
North 10 degrees 36 minutes 22 seconds West, 171.45 feet to a point;

THENCE, continuing with Metro Nashville Government Water & Sewer,
South 83 degrees 38 minutes 42 seconds East, 476.37 feet to the point of beginning;

Containing 3,304,267 square feet or 75.85 Acres more or less.

Legal Description – Tract 3

Portion of Wildflower Partners, LLC Property

Being parcels 06900008100 & 08000002200, located in the 2nd Council District of Davidson County TN, being more particularly described as follows:

BEGINNING at a point on the Eastern Right-of-way of CSX railroad (100' right-of-way) at the southwest corner of Hydes Ferry Park, Section 1, as of record in Book 2330, Page 110, Registers Office, Davidson County, Tennessee, said point having State Plane Coordinates of N:678621.53, E:1718142.87;

THENCE, leaving said CSX railroad, following said Hydes Ferry Park Section 1,
South 83 degrees 29 minutes 14 seconds East, 283.74 feet to a Concrete Monument (old);
South 84 degrees 36 minutes 36 seconds East, 256.43 feet to a Concrete Monument (old), being the southwest corner of Hydes Ferry Park, Section 2 as of record in Book 2330, Page 176, R.O.D.C.TN.;

THENCE, leaving said Hydes Ferry Park Section 1, following said Hydes Ferry Park Section 2,
South 84 degrees 11 minutes 06 seconds East, 474.69 feet to a Concrete Monument (old) being the Northwest corner of the Cedar Grove Missionary Baptist Church as of record in QC-20080804 0079931, R.O.D.C.TN.;

THENCE, leaving said Hydes Ferry Park Section 2, following said Cedar Grove Missionary Church & an unimproved road, South 5 degrees 51 minutes 12 seconds West, 526.00 feet to an Iron Rod set in the northern boundary of the Gus Richards Jr. Property as of record in DB-00008729 0000409, R.O.D.C.TN.;

THENCE, leaving said unimproved road, continuing with said Richards,
North 76 degrees 18 minutes 24 seconds West, 138.00 feet to an iron rod (new);
South 15 degrees 34 minutes 33 seconds West, 130.00 feet to an iron rod (new) in the northern boundary of the Richards Farms subdivision as of record in PL-20210309 0030935, R.O.D.C.TN.;

THENCE, leaving said Richards Property, following said Richards Farms subdivision,
North 79 degrees 50 minutes 33 seconds West, 77.52 feet to an iron rod (new);
South 12 degrees 27 minutes 37 seconds West, 550.00 feet to an iron rod (new);
South 77 degrees 32 minutes 23 seconds East, 200.00 feet to an iron rod (new) in the Western Right of way of East Stewarts Lane (50' ROW);

THENCE, leaving said Richards Farm Subdivision, following said right-of-way
South 12 degrees 27 minutes 37 seconds West, 8.98 feet to a point;

THENCE, continuing with said right of way & property conveyed to Gus Richards Jr, as of record in DB-00005623 0000701, R.O.D.C.TN., South 78 degrees 47 minutes 03 seconds East, 812.90 feet to an Iron Rod (new) on the southwest line of property conveyed to Excel Builders of Tennessee as of record in QC-20080804 0079931, R.O.D.C.TN.;

THENCE, leaving said Richards, following said Excel Builders,
South 28 degrees 03 minutes 09 seconds East, 78.20 feet to a point;
South 48 degrees 05 minutes 24 seconds East, 55.00 feet to a point in the western boundary of property conveyed to Metro Government Waste Water & Sewer as of record in QC-20120912 0082692, R.O.D.C.TN.;

THENCE, leaving said Excel Builders, following said Metro Property,
South 54 degrees 41 minutes 55 seconds West, 338.67 feet to a concrete monument (old), being the northernmost corner of Property conveyed to Future Hill Investments as of record in QC-20150331 0027893, R.O.D.C.TN.;

THENCE, leaving said Metro Property, following said Future Hill Property
South 54 degrees 45 minutes 22 seconds West, 848.06 feet to a point an Iron Rod (old) marked Dale & Associates found on the northern right-of-way of said CSX railroad;

THENCE, leaving said Future Hill, following said Railroad,
North 45 degrees 30 minutes 16 seconds West, 270.47 feet to a point;

THENCE, continuing with said railroad, with a curve to the right, said curve having a radius of 1879.11 feet, a delta of 52 degrees 18 minutes 30 seconds and an arc distance of 1,715.53 feet to a point;

THENCE, continuing with said railroad, North 7 degrees 24 minutes 39 seconds East, 278.22 feet to a point;

THENCE, continuing with said railroad, with a curve to the left, said curve having a radius of 1759.04 feet, a delta of 7 degrees 03 minutes 20 seconds and an arc distance of 216.61 feet to the point of beginning,

Containing 1,939,306 square feet or 44.52 Acres more or less.

Being a portion of the same property conveyed to Wildflower Partners, LLC by Warranty deed from Gus Richards, Jr., and Bobby Earl Richards, Peggy Jo Richards Fielder and Roger Dale Richards and Dorothy Jean Richards Ellis and Betty Faye Richards Causey of record in Instrument No. 20190506-0042276 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on May 06, 2019.

Map and Parcel:
080-022.00